

HEALTH DEPARTMENT CERTIFICATION

125
Lmap 183, VPM 288
This certification does not imply all conditions pursuant to the Resource Protection Ordinance and the Groundwater Ordinance have been met. The Department of Planning and Land Use should be consulted regarding the application of these ordinances relative to this project. Any resident changes to the septic system design must be re-evaluated by the Department of Environmental Health.

* 1 foot of soil to be removed uniformly from entire leachfield engineer to certify.
** Reserve is 117.5-foot long x 6-foot deep x 5-foot wide. Horizontal Sump Pit with a 6-foot cap.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO SEE BELOW DEPT OF PILE DEATH FIELD TO SERVE A THREE-BEDROOM DWELLING. PROVIDE THE ORIGINAL SOIL IS NOT DISBURSED. ANYWAY, SUCH AS BUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL USE.

DATA AND RECOMMENDATION IN THE NAME OF
BY: James H. Lemen, R.C.E. 5175
PARCEL NUMBER LEACH LINE TRENCH DEPTH ROCK UNDER PIPE FOOTAGE Bedroom Number
1 520 5 feet 3 feet 5
2 470 4 feet 2 feet 5
3 570 5 feet 3 feet 6
4 520 5 feet 3 feet 6
5 (denied) 450 5 feet 3 feet 6

GARY BURCK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH
BY: [Signature] DATE: 12/7/06

SLOPE CATEGORIES:

PARCEL 1 :
NO STEEP SLOPE LANDS

PARCEL 2 :
NO STEEP SLOPE LANDS

PARCEL 3 :
LESS THAN 25% SLOPE 1.79 A.C. 72.2%
GREATER THAN 25% SLOPE 0.69 A.C. 27.8%
TOTAL 2.48 A.C. 100.0%
ENCROACHMENT 0.067 A.C. 9.7%

PARCEL 4 :
LESS THAN 25% SLOPE 1.99 A.C. 80.5%
GREATER THAN 25% SLOPE 0.48 A.C. 19.5%
TOTAL 2.47 A.C. 100.0%
ENCROACHMENT 0.046 A.C. 9.6%

REMAINDER PARCEL :
LESS THAN 25% SLOPE 1.22 A.C. 15.0%
GREATER THAN 25% SLOPE 6.91 A.C. 85.0%
TOTAL 8.13 AC. 100.0%
ENCROACHMENT 0.82 AC. 11.9%

TENTATIVE PARCEL MAP 21057- RPL 1

COUNTY OF SAN DIEGO LAND DIVISION STATEMENT

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DISCUSSION MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
EXECUTED THIS 26TH DAY OF AUGUST, 2010, AT
VISTA CALIFORNIA.

NOBU KATO
1902 S. SANTA FE AVENUE
VISTA, CA 92083
760/727-9719

[Signature]
NOBU KATO

[Signature]
YUKO KATO

ASSESSOR'S PARCEL NUMBER: 126-250-31

TAX RATE AREA: 57033

REGIONAL PLAN DESIGNATION: EDA, ESTATE DEVELOPMENT AREA

COMMUNITY PLAN AREA: BONSALL

GENERAL PLAN DESIGNATION: NO. 17/ ESTATE RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: NO CHANGE

WATER: RAINBOW MUNICIPAL WATER DISTRICT

SEWER: SEPTIC

FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: BONSALL UNION SCHOOL DISTRICT (K-12), BONSALL UNION ELEMENTRY SCHOOL

EXISTING AND PROPOSED ZONING		
USE REGULATIONS	RR5	
NEIGHBORHOOD REGS.	--	
DENSITY	0.5	
LOT SIZE	2 AC	
BUILDING TYPE	C	
MAX. FLOOR AREA	--	
FLOOR AREA RATIO	--	
HEIGHT	G	
LOT COVERAGE	--	
SET BACK	W	
OPEN SPACE	--	
SPECIAL AREA REGS.	--	

ACCESS: EMERALD HILLS ROAD, VIA NORTH RIVER ROAD, A COUNTY MAINTAINED ROAD

SITE ADDRESS: EMERALD HILLS ROAD
BONSALL, CA 92003

ASSOCIATED PERMITS: NONE

GRADING: 21,200 CU.YDS. CUT, 13,350 CU.YDS. FILL, 7,850 CU.YDS. EXPORT

TOPOGRAPHY: SAN DIEGO COUNTY 200 SCALE TOPOGRAPHY, SHEET 402-1695, DATED 10-17-73.

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

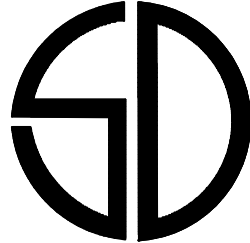
APPLICANT: SAME AS OWNER

WAIVERS REQUESTED: NONE

ENGINEER OF WORK

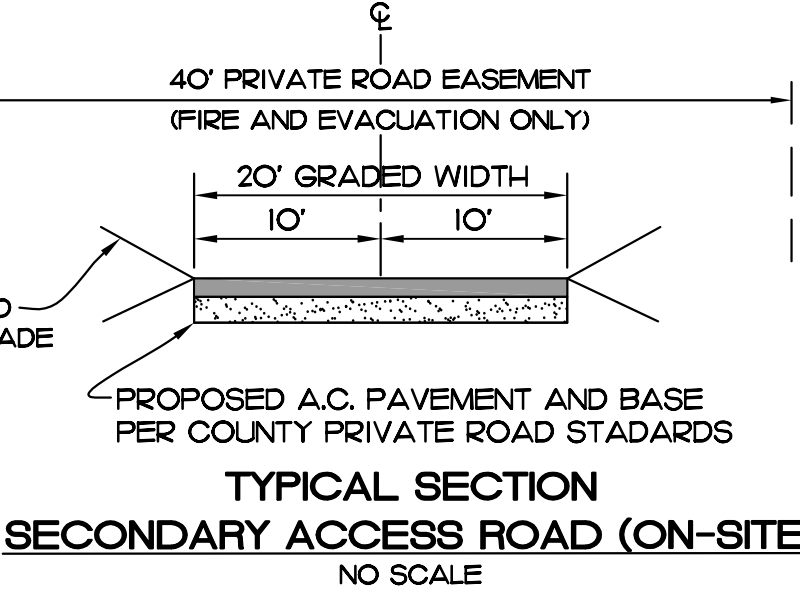
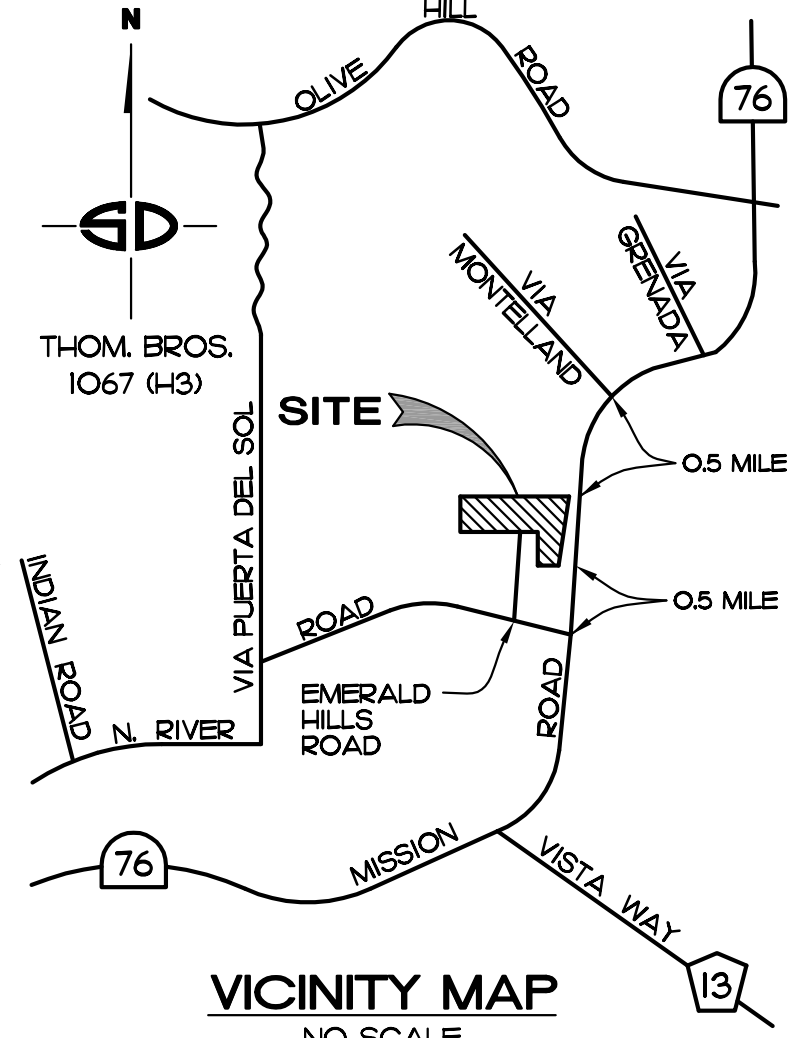
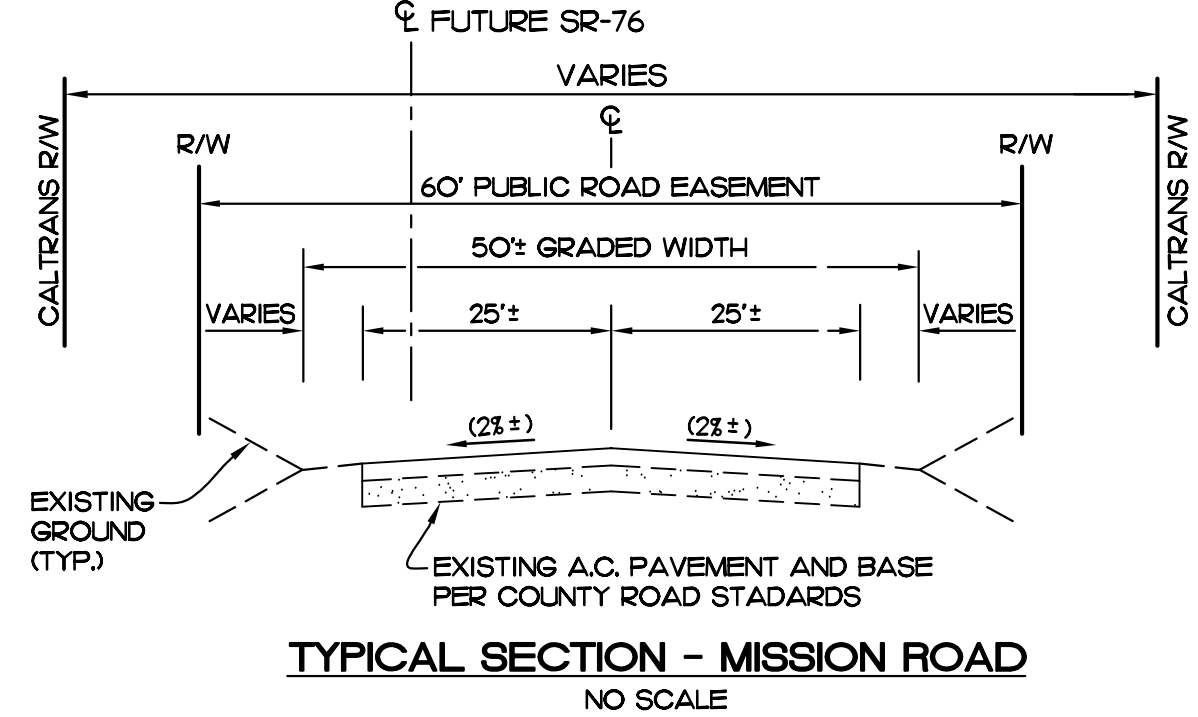
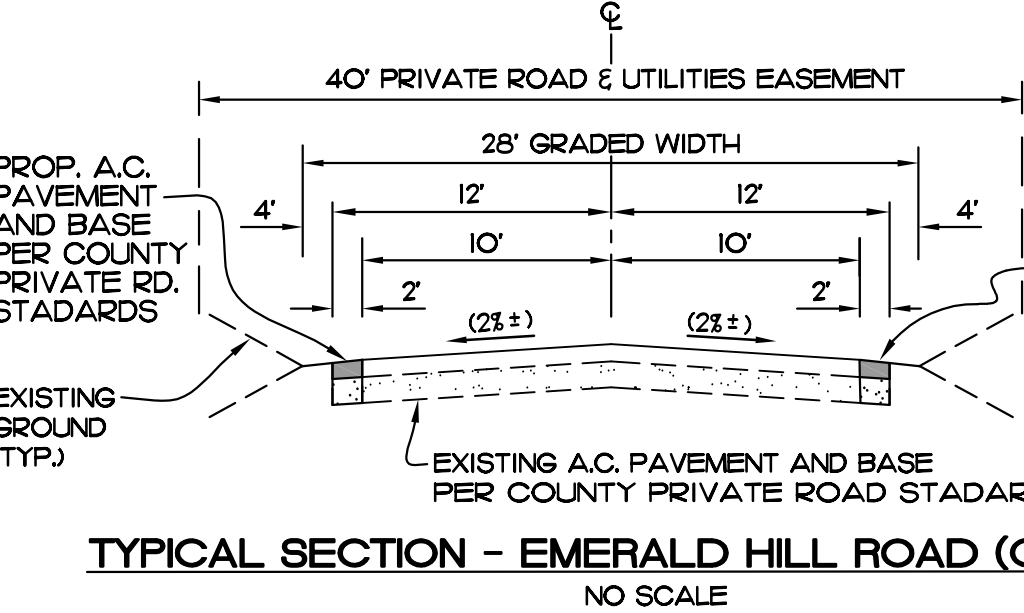
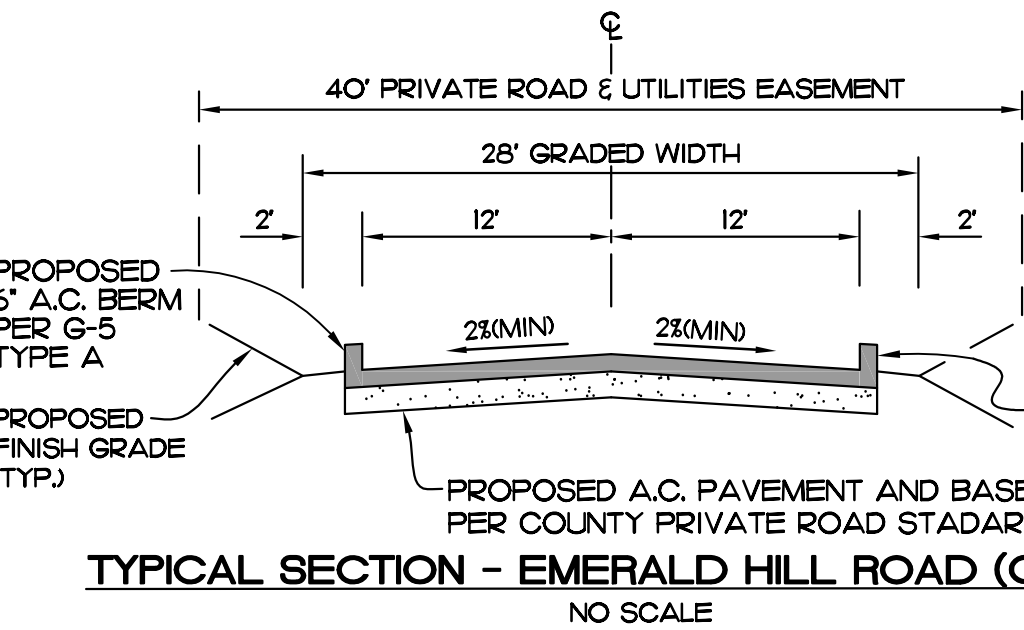
ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8548 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033



[Signature] 8/30/10
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11

RECEIVED
SEP 01 2010
DEPARTMENT OF PLANNING
AND LAND USE



G.P. SLOPE ANALYSIS TABLE

PARCEL NO.	AVG. SLOPE	MIN. PARCEL SIZE REQ.
PARCEL 1	17.6%	2 AC. GROSS
PARCEL 2	23.2%	2 AC. GROSS
PARCEL 3	22.5%	2 AC. GROSS
PARCEL 4	20.0%	2 AC. GROSS
REM. PARCEL	24.4%	4 AC. GROSS

EASEMENT DATA

- EXISTING UTILITY EASEMENT TO S.D.G. & E. BY DEED RECORDED JULY 23, 1952 IN BOOK 4535, PAGE 193 OF O.R. TO BE QUITCLAIMED PRIOR TO SEPTIC PERMIT ISSUANCE.
- FUTURE ALIGNMENT S.R. 76
- EXIST. 5' UTILITY EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH PER DOC. NO. 77-292666, REC. 7-21-77. TO BE QUITCLAIMED PRIOR TO SEPTIC PERMIT ISSUANCE.
- EXISTING 40' PRIVATE ROAD AND UTILITIES EASEMENT PER PM 15405, FILE NO. 88-509581, REC. OCTOBER 6, 1988.
- EASEMENT FOR PUBLIC ROADWAY PURPOSES TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY DEDICATED AND ACCEPTED HEREON.
- EXISTING FLOWAGE EASEMENT GRANTED TO SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT 1, PER DOC. NO. 73-336721, REC. 12-5-73, BOOK 1473 OF O.R.
- EXISTING UTILITY EASEMENT TO S.D.G. & E. BY DEED RECORDED 10-30-44 IN BOOK 1773 PAGE 14 OF O.R., ALIGNMENT & TIES PER FIELD DATA.
- RIGHTS OF ACCESS APPURTENANT TP PARCEL 1 IN AND TO EXISTING HWY. 76 ALIGNMENT, EXCEPTING THERE FROM ACCESS OPENING NO. 1 RELINQUISHED, WAIVED AND ACCEPTED PER PARCEL MAP NO. 15405.

LEGAL DESCRIPTION

PORTION PARCEL 1 OF PARCEL MAP NO. 15405, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER, OCTOBER 6, 1988.

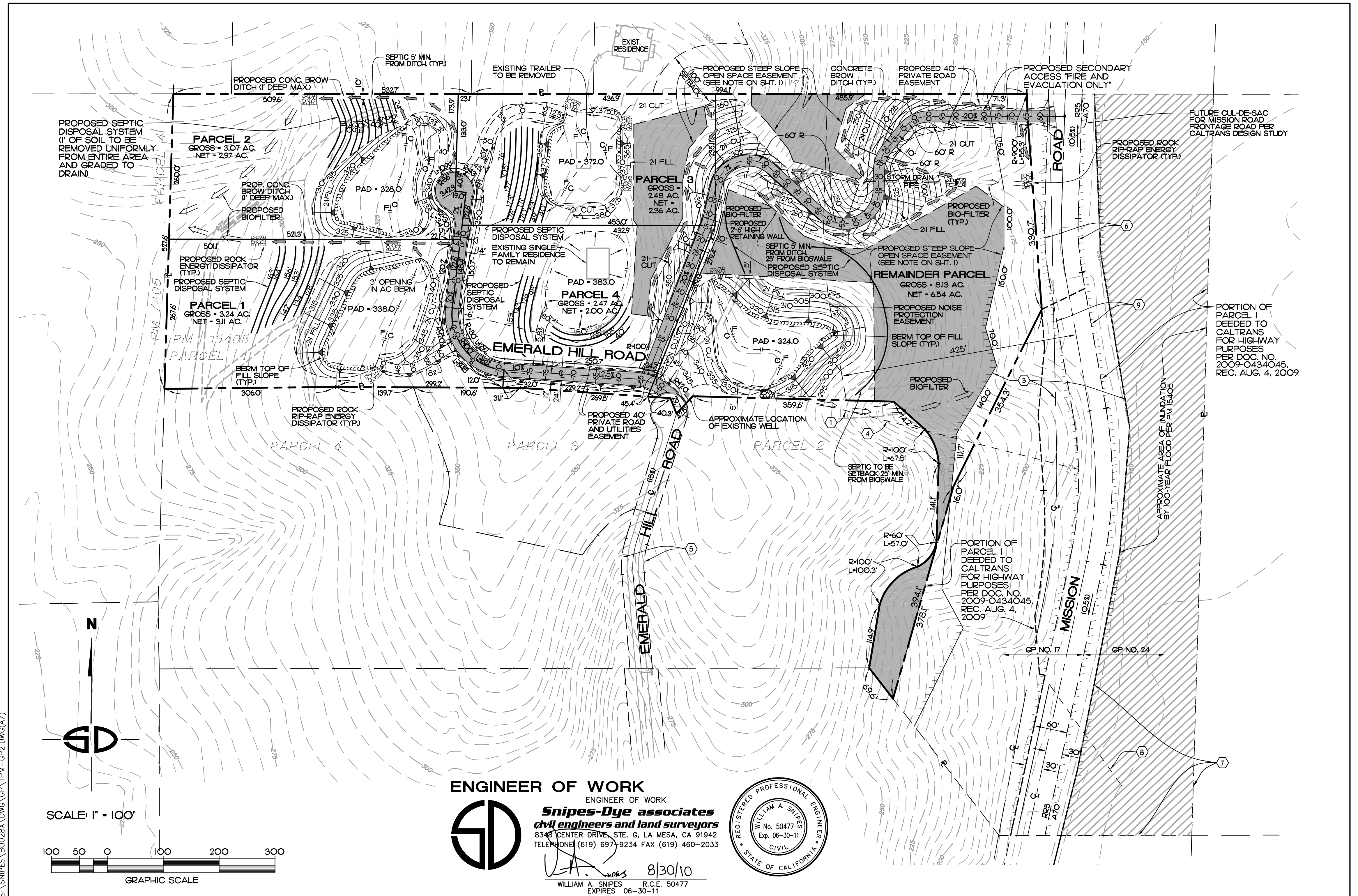
PRELIMINARY GRADING NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

ALL PARCELS TO HAVE 16 FOOT WIDE DRIVEWAYS FROM PRIVATE ROADS TO PADS.

OPEN SPACE EASEMENT NOTE

THE PROPOSED OPEN SPACE EASEMENT IS FOR THE PRESERVATION OF STEEP HILLSIDES ONLY. THE OWNERS SHALL RETAIN THE RIGHT TO UTILIZE EXISTING ROADS FOR THE CONTINUED USE OF THE AGRICULTURAL OPERATIONS. THE OWNERS SHALL ALSO RETAIN THE RIGHT TO CONSTRUCT, INSTALL, AND MAINTAIN IRRIGATION SYSTEMS, WELLS, OR WHAT EVER MEANS ARE NECESSARY TO MAINTAIN CURRENT AGRICULTURAL OPERATIONS. THE OWNERS SHALL ALSO RETAIN THE RIGHT TO CONSTRUCT, INSTALL, AND MAINTAIN SEPTIC SYSTEMS FOR THE PROPOSED RESIDENCES.



TENTATIVE PARCEL MAP 21057- RPL 1

GRADING AND IMPROVEMENT PLAN NOTES

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(BIOLOGICAL RESOURCES)

1. **“RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] DPLU, FEE X2].**
Intent: In order to avoid impacts to nesting birds, which is a sensitive biological resource pursuant to CEQA, a Resource Avoidance Area (RAA), shall be implemented on all plans. Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of coastal sage scrub or other shrubs and trees that can be used as habitat during the breeding season of the California Gnatcatcher and raptors. The breeding season is defined as occurring between January 15 and August 31. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no raptors or California Gnatcatcher are present in the vicinity of the brushing, clearing or grading. Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. Monitoring: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.”

(CULTURAL RESOURCES)

2. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to Emerald Hills TPM 21057, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

3. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to Emerald Hills TPM 21057, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources , Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
- a. “During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.”
- b. “In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
- c. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.”
- Documentation:** The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

4. **ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Emerald Hills TPM 21057, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:
- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
- b. If archaeological **resources were encountered** during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

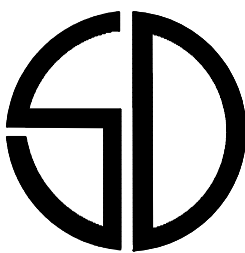
Documentation: The applicant shall submit the Monitoring report to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

5. **ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Emerald Hills TPM 21057, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:
- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
- c. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of TPM 21057, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for TPM 21057, the final report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

ENGINEER OF WORK



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Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

[Signature]
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-11 8/30/10

